

## \$514,900 - 439 39 Street, Edmonton

MLS® #E4415154

**\$514,900**

3 Bedroom, 2.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

STUNNING, FULLY UPGRADED & IMPECCABLY MAINTAINED 3-storey home by 2025â€™s Builder of the Yearâ€™ Cantiro Homes! With 3 finished floors and over 2000 sq.ft. of functional space, this 3 bed, 2.5 bath gem in The Hills at Charlesworth blends modern style with comfort. The open-concept main floor features 9' ceilings, floor-to-ceiling windows, and a gourmet two-tone kitchen with quartz countertops, soft-close cabinetry, upgraded appliances, and designer lighting. The spacious living and dining areas open to an expansive outdoor lounge, perfect for entertaining or relaxing. On the ground level, enjoy a large family room, oversized double garage, front fenced yard, and easy entry. The top level offers a king-sized primary suite with walk-in closet and 3pc ensuite, plus a central bonus room, two more bedrooms, a 4pc bath, and convenient laundry. Upgrades include A/C and more. Steps from scenic trails, playgrounds, skating ribbon, and shopsâ€™this is more than a home; itâ€™s a lifestyle upgrade for your family.

Built in 2021

### Essential Information

MLS® # E4415154

Price \$514,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,045
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	439 39 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2X9

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	ELLERSLIE CAMPUS SCHOOL
Middle	ELLERSLIE CAMPUS SCHOOL
High	ELDER DR. FRANCIS WHISKEYJ

**Additional Information**

Date Listed	December 1st, 2024
Days on Market	182
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 1st, 2025 at 1:02am MDT